



PROPERTY MANAGER'S NOVEMBER 2016 NEWSLETTER

MANAGEMENT

Security is asking the BWA residents for help when using the services provided by Uber or Lift. Often the driver will show up at the gate and does not have the correct address of the person they are to pick up, and depending on how the account was initially set up, may only have the customer's first name. Security cannot authorize the driver in if they cannot contact the correct resident because of the information provided. Depending on the time of the day, such as very late at night or early in the morning, Security will not continue to call and disturb neighbors of the address provided. Please make sure your account is set up so that the driver knows your last name and can then provide the last name and the address to Security to authorize the driver into the community.

In preparing for the holiday decorations, several of the monuments needed to be cleaned, painted, or the lights replaced. Many of the Sub-Associations took advantage and hired Yves, the new BWA maintenance person, to make the necessary repairs. The cost of using Yves was much less than hiring and outside vendor. Please contact the office if your Sub-Association may need some minor work done.

COMMITTEE UPDATES

Hearing Committee

The Hearing Committee met in November and reviewed forty (40) violations for the month of October. Notices of violations were issued as follows:

- Trash Cans/ Recycle Containers Left at Curbside. Eleven (11) violations were issued and one resulted in a fine.
- Yard Debris Prior to Night of Pick-up: Thirteen (13) violations were issued and two resulted in fines.
- Exceeded Posted Speed Limit: Four (4) violations were issued and none of them resulted in fines.
- Improper Parking. Five (5) violations were issued and one of them resulted in a fine.
- Failure to Stop at a Stop Sign. Two (2) violations were issued and none of them resulted in fines.
- Pet Violations. Three (3) violations were issued for excessive barking, and not being on a leash, and all three resulted in fines.
- Minors Driving a Golf Cart. One violation was issued and it didn't result in a fine.
- Fishing in a No Fishing Posted Area. One violation was issued and it didn't result in a fine.

The next scheduled Hearing Committee meeting is on Wednesday, January 18, 2017 at 5:00 pm at the BWA Office.

Environmental Control Board Violations

The ECB Committee had two meetings in November and they reviewed (24) applications and (3) requests for refunds of ECB deposits.

Applications included:

(7) Exterior Paint	(4) Landscape/ Hardscape	(1) Awning
(1) Screen Enclosure/ Fence	(2) Remodel / Addition	
(4) Hurricane Protection	(3) New Roof	
(1) Well Installation	(1) Paint Driveway	

The November lake inspections resulted in the following: (Please refer to the reference chart below for lake location.
 Note: This doesn't include the Mayacoo lakes.)

All the lakes were inspected and debris was removed as needed.

Lakes #7, 11, 13 treated for algae

Lake #19 treated for grasses and emergent

Lakes #13, 16 treated for submerged aquatics

Lake #1 ,4, 5, 6, 7, 8, 9 and 13 manual removal of shoreline grasses and emergents

1. Breakers Pointe/ Estates	8. Rees Jones Golf Course	15. The Colony
2. Flagler Estates	9. Rees Jones Golf Course	16. The Colony
3. Front Fountain	10. Between The Estates and The Lakes	17. The Colony
4. Twin Lakes-Cypress Isles	11. The Estates and The Enclave	18. The Lakes
5. Twin Lakes-Cypress Isles	12. Fairway Villas	19. Flagler Manor
6. Cypress Isle-Cypress Row West Side	13. The Estates and The Enclave	
7. Cypress Isle- Cypress Row East Side	14. Clubhouse Estates	

LIGHT POLE REPORT

During the month of November, five street lights were reported to FP&L for service and only one is still in need of repair.

NOVEMBER SALES & RENTAL APPLICATIONS

Active Listings: (34)

Sales Applications: (3) Total: (2) The Colony, and (1) Seagull Park

Closings: (1) Total: (1) The Colony

Current Rentals: (17)

Rental Applications: (1) Sand Drift Villas

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President